DESIGN BASIS

BUILDING CODE	=2018 IBC
RISK CATEGORY	=II
ROOF LOADS	
DEAD LOAD	=15 PSF
LIVE LOAD	=20 PSF
SNOW LOAD	
GROUND SNOW LOAD	=78 PSF
FLAT ROOF SNOW LOAD	=55 PSF
EXPOSURE FACTOR	=1.0
IMPORTANCE FACTOR	=1.0
THERMAL FACTOR	=1.0
SLOPE FACTOR	=1.0
DRIFT SURCHARGE LOAD	=73 PSF
WIDTH OF SNOW DRIFT	=10 FT
FLOOR LOADS	
DEAD LOAD	=18 PSF
LIVE LOAD	=40 PSF
WIND LOAD	
ULTIMATE WIND SPEED	=105 MPH
ASD WIND SPEED	=81 MPH
EXPOSURE	=B
INTERNAL PRESSURE COEFFICIENT	=+/- 0.18
SEISMIC LOAD	
IMPORTANCE FACTOR	=1.0
S_S	=0.581
SITE CLASS	=D
S_{DS}	=0.517
S_{D1}	=0.163
SEISMIC DESIGN CATEGORY	=D
SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
DESIGN BASE SHEAR	=5.7 KIPS
SEISMIC RESPONSE COEFFICIENT (Cs)	=0.08
RESPONSE MODIFICATION FACTOR (R)	=6.5
ANALYSIS PROCEDURE	=EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON PRESUMPTIVE BEARING CAPACITY OF 1500 PSF.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PROTECTING ALL EXCAVATION.
3. PERMANENTLY BRACE ALL BASEMENT FOUNDATION WALLS PRIOR TO BACKFILLING.
4. DO NO BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
5. FOOTINGS SHALL BE 48" MINIMUM BELOW FINISHED GRADE.
6. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED SOIL.
7. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND OR IN WATER.
8. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.
9. CONTRACTOR TO COORDINATE ALL FLOOR DRAINAGE AND PLUMBING.

REINFORCING

1. ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCING IS NOT SPECIFICALLY INDICATED ON DRAWINGS, CONTACT ENGINEER.
2. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

ITEM	MATERIAL
DEFORMED BARS	ASTM A615 GRADE 60
WELDED WIRE REINFORCEMENT	ASTM A706

3. WHERE 90, 135, OR 180 DEGREE HOOKS ARE INDICATED ON PLANS, PROVIDE ACI STANDARD HOOK.
4. LAP REINFORCEMENT PER LAP SPLICE LENGTH SCHEDULE UNO.
5. PROVIDE NECESSARY ACCESSORIES TO PROPERLY PLACE REINFORCEMENT.
6. REINFORCEMENT SHOWN IN DETAILS IS MEANT TO BE TYPICAL UNO.
7. DOWELS SHALL MATCH BAR SIZE AND NUMBER OF THE MAIN REINFORCING.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT VERSION OF ACI 318.
2. CONCRETE COMPRESSIVE STRENGTHS, EXPOSURE CLASSIFICATION AND WEIGHT:

COMPONENT	EXPOSURE CLASS	COMPRESSIVE STRENGTH
FOOTINGS	F0/S0/W0/C1	2500 PSI
FOUNDATION WALLS	F1/S0/W0/C1	3500 PSI
INT. SLAB ON GRADE	F0/S0/W0/C0	2500 PSI
EXT. PIERS/COLUMNS	F1/S0/W0/C1	3500 PSI
INT. SLABS ON METAL DECK	F0/S0/W0/C0	2500 PSI
EXT. SLABS ON METAL DECK	F2/S0/W0/C2	5000 PSI

3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
4. USE OF CHLORIDE CONTAINING AGENTS AND CALCIUM CHLORIDE IS PROHIBITED. PLACEMENT OF CONCRETE IN CONTACT WITH ALUMINUM IS ALSO PROHIBITED.
5. CONCRETE SHALL BE NORMAL WEIGHT UNO.
6. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4" UNO BY ARCHITECT.
7. CONCRETE COVER SPECIFIED IN CONCRETE COVER TABLE.
8. SUBMIT ENGINEERED CONCRETE MIXES INCLUDING REQUIRED BACKUP DATA FOR EACH TYPE OF CONCRETE TO BE USED FOR ENGINEER REVIEW.
9. FORMS SHALL NOT BE STRIPPED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
10. CONCRETE COVER PER CONCRETE COVER SCHEDULE

WOOD

1. LUMBER AND FASTENERS SHALL CONFORM TO NDS SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENING.
2. ALL SHEATHING SHALL BE APA RATED.
3. ALL FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
4. SILL PLATES SHALL BE PRESSURE TREATED.
5. ALL STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR-LARCH #2 UNO.
6. ALL GLULAM MEMBERS SHALL BE DF 24F-V4 UNO.
7. ALL LVL MEMBERS SHALL BE 2.0E OR BETTER UNO.
8. ALL PSL HEADERS AND BEAMS SHALL BE 2.0E OR BETTER.
9. ALL PSL POSTS AND COLUMNS SHALL BE 1.8E OR BETTER.
10. ALL LSL POSTS AND COLUMNS SHALL BE 1.3E OR BETTER.
11. ALL NAILING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE APPLICABLE VERSION OF THE IBC.
12. OVERBUILD FRAMING SHALL BE MADE WITH 2X MEMBERS IN ACCORDANCE WITH THE CURRENT VERSION OF THE IBC.
13. POSTS SUPPORTING HEADERS SHALL CONTINUE FROM POINT OF LOAD DOWN TO FOUNDATION.
14. FLUSH FRAMING CONNECTIONS SHALL BE MADE WITH HANGER.
15. ALL BEAMS OVER COLUMNS SHALL HAVE METAL POST CAP.
16. BOLT HOLES SHALL BE LIMITED TO 1/16" LARGER THAN REQUIRED BOLT DIAMETER.
17. BORED HOLES IN WALL STUDS SHALL BE AT LEAST 5/8" FROM EDGE.
18. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
19. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 1/8" GAP BETWEEN PANEL EDGES.
20. ALL INTERIOR BEARING WALLS SHALL HAVE AT LEAST ONE MID-HEIGHT ROW OF BLOCKING. UNSHEATHED WALLS SHALL HAVE BLOCKING EVERY 4'-0" O.C.
21. ALL NAILS IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
22. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE BY THE MANUFACTURER.
23. EDGE DISTANCE FOR NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS UNO ON PLANS.

WOOD JOISTS

1. ALL WOOD I-JOISTS SHALL BE STAMPED WITH APA PRI TRADEMARK.
2. JOISTS SHALL BE TOE-NAILED TO SUPPORT WITH (2) 10d NAILS.
3. JOISTS SHALL HAVE MINIMUM BEARING OF 1-1/2".
4. LAP JOISTS AT BEARING WALL A MINIMUM OF 4" AND NAIL TOGETHER WITH (3) 16d NAILS.

BAR COVER

ITEM	
CAST AGAINST EARTH	3"
SLABS ON GRADE	1 1/2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT SLABS, WALL, AND JOISTS	3/4"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT BEAMS AND COLUMNS	1 1/2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	1 1/2"

LAP SPLICE SCHEDULE

	F'c=3000 PSI	F'c=3500 PSI	F'c=4000 PSI	F'c=4500 PSI	F'c=5000 PSI
BAR SIZE	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)
#3	17/22	16/20	15/19	14/18	13/17
#4	22/29	21/27	19/25	18/24	17/23
#5	28/36	26/33	24/31	23/30	22/28
#6	33/43	31/40	29/37	27/35	26/34
#7	48/63	45/58	42/54	40/51	38/49

NOTES:
1. ALL LAP SPLICES ARE CLASS B
2. HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW SHALL BE CONSIDERED "TOP"

TYP WOOD HANGERS

FRAMING TYPE	SIMPSON FASTENER
SINGLE JOIST END HANGER TO WOOD BEAM	
2X4	LUS24
2X6	LUS26
2X8	LUS28
2X10	LUS210
2X12	LUS212
DOUBLE JOIST END HANGER TO WOOD BEAM	
(2) 2X4	LUS24-2
(2) 2X6	LUS26-2
(2) 2X8	LUS28-2
(2) 2X10	LUS210-2
(2) 2X12	LUS212-2
TRIPLE JOIST END HANGER TO WOOD BEAM	
(3) 2X6	LUS26-3
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS212-3
I-JOIST END HANGER TO WOOD BEAM	
ALL SIZES	IUS SERIES
LVL END HANGER TO WOOD BEAM	
ALL SIZES	HU SERIES
RAFTER END HANGER TO WOOD BEAM	
2X6	LRU26Z
2X8	LRU28Z
2X10	LRU210Z
2X12	LRU212Z
RAFTER END HANGER TO WOOD BEAM - SLOPED AND SKEWED	
2X6	LSU26
2X8	LSSU28
2X10	LSSU210
2X12	LSSU210

NOTES:
1. JOIST HANGER NAILING SHALL BE IN ACCORDANCE WITH SIMPSONS REQUIREMENTS. WHERE A MINIMUM AND MAXIMUM NAILING PATTERN ARE GIVEN, THE MAXIMUM SHALL BE USED.
2. INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
3. SIMPSON ZMAX FINISH REQUIRED FOR EXTERIOR APPLICATIONS.

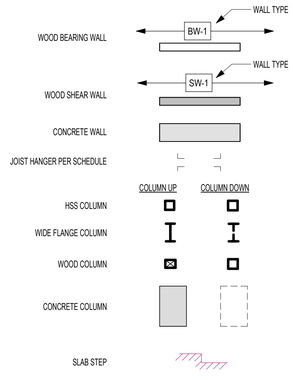
ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D&E	DRILL AND EPOXY
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
EF	EACH FACE
EW	EACH WAY
(F)	FUTURE
FND	FOUNDATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
K	KIP
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LRFD	LOAD RESISTANCE FACTOR DESIGN
LWC	LIGHT WEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
(N)	NEW
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OWJ	OPEN WEB JOIST
UNO	UNLESS NOTED OTHERWISE
PL	PLATE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
SIM	SIMILAR
SOG	SLAB-ON-GRADE
STL	STEEL
SW	SHEARWALL
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WWF	WELDED WIRE FABRIC

DRAWING LIST

SHEET NUMBER	DRAWING NAME
S0.0	GENERAL NOTES
S0.1	GENERAL NOTES
S1.0	FRAMING PLAN
S1.1	FOUNDATION AND ROOF FRAMINGPLAN
S2.0	CONCRETE DETAILS I
S3.0	WOOD DETAILS I

LEGEND



HAZELWOOD ENGINEERING
Salt Lake City, UT
PH: 801-810-5061
hazelwood-eng.com

CLIENT

SOLSTICE DESIGN BUILD

Reviewed for Code Compliance

09/25/2023

MILNER MICROHOUSING

LOT 15 AND LOT 16, MAIN ST, STEAMBOAT SPRINGS, CO

COLORADO LICENSED R. W. HAZELWOOD 08/20/2023 62108 PROFESSIONAL ENGINEER

STATUS

MARK	DATE	DESCRIPTION
	5/12/2023	PERMIT

PROJECT NUMBER	23-047
DATE	5/5/2023
DRAWN BY	RRH
APPROVED BY	RRH

GENERAL NOTES

S0.0

DESIGN BASIS

BUILDING CODE	=2018 IBC
RISK CATEGORY	=II
ROOF LOADS	
DEAD LOAD	=15 PSF
LIVE LOAD	=20 PSF
SNOW LOAD	
GROUND SNOW LOAD	=78 PSF
FLAT ROOF SNOW LOAD	=55 PSF
EXPOSURE FACTOR	=1.0
IMPORTANCE FACTOR	=1.0
THERMAL FACTOR	=1.0
SLOPE FACTOR	=1.0
DRIFT SURCHARGE LOAD	=73 PSF
WIDTH OF SNOW DRIFT	=10 FT
FLOOR LOADS	
DEAD LOAD	=18 PSF
LIVE LOAD	=40 PSF
WIND LOAD	
ULTIMATE WIND SPEED	=105 MPH
ASD WIND SPEED	=81 MPH
EXPOSURE	=B
INTERNAL PRESSURE COEFFICIENT	=+/- 0.18
SEISMIC LOAD	
IMPORTANCE FACTOR	=1.0
S_S	=0.581
SITE CLASS	=D
S_{DS}	=0.517
S_{D1}	=0.163
SEISMIC DESIGN CATEGORY	=D
SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
DESIGN BASE SHEAR	=5.7 KIPS
SEISMIC RESPONSE COEFFICIENT (Cs)	=0.08
RESPONSE MODIFICATION FACTOR (R)	=6.5
ANALYSIS PROCEDURE	=EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION

1. FOUNDATIONS HAVE BEEN DESIGNED BASED ON PRESUMPTIVE BEARING CAPACITY OF 1500 PSF.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND PROTECTING ALL EXCAVATION.
3. PERMANENTLY BRACE ALL BASEMENT FOUNDATION WALLS PRIOR TO BACKFILLING.
4. DO NO BACKFILL AGAINST CANTILEVER RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
5. FOOTINGS SHALL BE 48" MINIMUM BELOW FINISHED GRADE.
6. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED SOIL.
7. FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND OR IN WATER.
8. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.
9. CONTRACTOR TO COORDINATE ALL FLOOR DRAINAGE AND PLUMBING.

REINFORCING

1. ALL CONCRETE SHALL INCLUDE REINFORCEMENT. IF REINFORCING IS NOT SPECIFICALLY INDICATED ON DRAWINGS, CONTACT ENGINEER.
2. REINFORCEMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

ITEM	MATERIAL
DEFORMED BARS	ASTM A615 GRADE 60
WELDED WIRE REINFORCEMENT	ASTM A706

3. WHERE 90, 135, OR 180 DEGREE HOOKS ARE INDICATED ON PLANS, PROVIDE ACI STANDARD HOOK.
4. LAP REINFORCEMENT PER LAP SPLICE LENGTH SCHEDULE UNO.
5. PROVIDE NECESSARY ACCESSORIES TO PROPERLY PLACE REINFORCEMENT.
6. REINFORCEMENT SHOWN IN DETAILS IS MEANT TO BE TYPICAL UNO.
7. DOWELS SHALL MATCH BAR SIZE AND NUMBER OF THE MAIN REINFORCING.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT VERSION OF ACI 318.
2. CONCRETE COMPRESSIVE STRENGTHS, EXPOSURE CLASSIFICATION AND WEIGHT:

COMPONENT	EXPOSURE CLASS	COMPRESSIVE STRENGTH
FOOTINGS	F0/S0/W0/C1	2500 PSI
FOUNDATION WALLS	F1/S0/W0/C1	3500 PSI
INT. SLAB ON GRADE	F0/S0/W0/C0	2500 PSI
EXT. PIERS/COLUMNS	F1/S0/W0/C1	3500 PSI
INT. SLABS ON METAL DECK	F0/S0/W0/C0	2500 PSI
EXT. SLABS ON METAL DECK	F2/S0/W0/C2	5000 PSI

3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
4. USE OF CHLORIDE CONTAINING AGENTS AND CALCIUM CHLORIDE IS PROHIBITED. PLACEMENT OF CONCRETE IN CONTACT WITH ALUMINUM IS ALSO PROHIBITED.
5. CONCRETE SHALL BE NORMAL WEIGHT UNO.
6. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4" UNO BY ARCHITECT.
7. CONCRETE COVER SPECIFIED IN CONCRETE COVER TABLE.
8. SUBMIT ENGINEERED CONCRETE MIXES INCLUDING REQUIRED BACKUP DATA FOR EACH TYPE OF CONCRETE TO BE USED FOR ENGINEER REVIEW.
9. FORMS SHALL NOT BE STRIPPED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
10. CONCRETE COVER PER CONCRETE COVER SCHEDULE

WOOD

1. LUMBER AND FASTENERS SHALL CONFORM TO NDS SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENING.
2. ALL SHEATHING SHALL BE APA RATED.
3. ALL FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
4. SILL PLATES SHALL BE PRESSURE TREATED.
5. ALL STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR-LARCH #2 UNO.
6. ALL GLULAM MEMBERS SHALL BE DF 24F-V4 UNO.
7. ALL LVL MEMBERS SHALL BE 2.0E OR BETTER UNO.
8. ALL PSL HEADERS AND BEAMS SHALL BE 2.0E OR BETTER.
9. ALL PSL POSTS AND COLUMNS SHALL BE 1.8E OR BETTER.
10. ALL LSL POSTS AND COLUMNS SHALL BE 1.3E OR BETTER.
11. ALL NAILING OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1 OF THE APPLICABLE VERSION OF THE IBC.
12. OVERBUILD FRAMING SHALL BE MADE WITH 2X MEMBERS IN ACCORDANCE WITH THE CURRENT VERSION OF THE IBC.
13. POSTS SUPPORTING HEADERS SHALL CONTINUE FROM POINT OF LOAD DOWN TO FOUNDATION.
14. FLUSH FRAMING CONNECTIONS SHALL BE MADE WITH HANGER.
15. ALL BEAMS OVER COLUMNS SHALL HAVE METAL POST CAP.
16. BOLT HOLES SHALL BE LIMITED TO 1/16" LARGER THAN REQUIRED BOLT DIAMETER.
17. BORED HOLES IN WALL STUDS SHALL BE AT LEAST 5/8" FROM EDGE.
18. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
19. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 1/8" GAP BETWEEN PANEL EDGES.
20. ALL INTERIOR BEARING WALLS SHALL HAVE AT LEAST ONE MID-HEIGHT ROW OF BLOCKING. UNSHEATHED WALLS SHALL HAVE BLOCKING EVERY 4'-0" O.C.
21. ALL NAILS IN NAILING SCHEDULE SHALL BE COMMON. THREADED, HARDENED STEEL NAILS MAY BE SUBSTITUTED FOR COMMON SIZE NAILS OF CORRESPONDING SIZE FOR PLYWOOD. USE ANNULAR-RING, COMMON WIRE, GALVANIZED NAILS FOR PLYWOOD. GALVANIZED NAILS SHALL BE HOT-DIP GALVANIZED, ASTM-A153.
22. ALL FASTENERS USED IN PRESSURE TREATED WOOD SHALL BE COATED, TREATED, AND APPROVED FOR USE BY THE MANUFACTURER.
23. EDGE DISTANCE FOR NAILS SHALL BE MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS UNO ON PLANS.

WOOD JOISTS

1. ALL WOOD I-JOISTS SHALL BE STAMPED WITH APA PRI TRADEMARK.
2. JOISTS SHALL BE TOE-NAILED TO SUPPORT WITH (2) 10d NAILS.
3. JOISTS SHALL HAVE MINIMUM BEARING OF 1-1/2".
4. LAP JOISTS AT BEARING WALL A MINIMUM OF 4" AND NAIL TOGETHER WITH (3) 16d NAILS.

BAR COVER

ITEM	
CAST AGAINST EARTH	3"
SLABS ON GRADE	1 1/2"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT SLABS, WALL, AND JOISTS	3/4"
FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER AT BEAMS AND COLUMNS	1 1/2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	1 1/2"

LAP SPLICE SCHEDULE

	F'c=3000 PSI	F'c=3500 PSI	F'c=4000 PSI	F'c=4500 PSI	F'c=5000 PSI
BAR SIZE	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)	TYP/TOP (IN)
#3	17/22	16/20	15/19	14/18	13/17
#4	22/29	21/27	19/25	18/24	17/23
#5	28/36	26/33	24/31	23/30	22/28
#6	33/43	31/40	29/37	27/35	26/34
#7	48/63	45/58	42/54	40/51	38/49

NOTES:
1. ALL LAP SPLICES ARE CLASS B
2. HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW SHALL BE CONSIDERED "TOP"

SHEAR WALL SCHEDULE

TYPE	SHEATHING	EDGE NAILING	FIELD NAILING	BOTTOM PLATE NAILING	STUD/BLOCKING AT JOINTS	SILL OR BOTTOM PLATE	MAX 1/2" ANCHOR BOLT SPACING	MAX 5/8" ANCHOR BOLT SPACING
SW1	7/16" APA RATED OSB	8d@6" O.C.	8d@12" O.C.	16d@6" O.C.	(2) 2x	(2) 2x	32" O.C.	32" O.C.
SW2	7/16" APA RATED OSB	8d@4" O.C.	8d@12" O.C.	16d@4" O.C.	(2) 2x	(2) 2x	24" O.C.	32" O.C.
SW3	7/16" APA RATED OSB	8d@3" O.C.	8d@12" O.C.	16d@4" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	16" O.C.	24" O.C.
SW4	7/16" APA RATED OSB	8d@2" O.C.	8d@12" O.C.	1/4"x6" SDS@6" O.C.	(2) 2x OR 3x	(2) 2x OR 3x	12" O.C.	16" O.C.

NOTES:
1. ALL STUDS ARE DFL #2 OR BETTER
2. USE 8d COMMON WIRE NAILS. USE HOT-DIPPED GALVANIZED NAILS WHEN NAILING TO PRESSURE TREATED LUMBER
3. PROVIDE END POST AT EACH END OF SHEAR WALL.
4. ANCHORS TO BE 1/2" DIA. J-BOLT W/ 7" MIN EMBED UNO.

TYP WOOD HANGERS

FRAMING TYPE	SIMPSON FASTENER
SINGLE JOIST END HANGER TO WOOD BEAM	
2X4	LUS24
2X6	LUS26
2X8	LUS28
2X10	LUS210
2X12	LUS212
DOUBLE JOIST END HANGER TO WOOD BEAM	
(2) 2X4	LUS24-2
(2) 2X6	LUS26-2
(2) 2X8	LUS28-2
(2) 2X10	LUS210-2
(2) 2X12	LUS212-2
TRIPLE JOIST END HANGER TO WOOD BEAM	
(3) 2X6	LUS26-3
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS212-3
I-JOIST END HANGER TO WOOD BEAM	
ALL SIZES	IUS SERIES
LVL END HANGER TO WOOD BEAM	
ALL SIZES	HU SERIES
RAFTER END HANGER TO WOOD BEAM	
2X6	LRU26Z
2X8	LRU28Z
2X10	LRU210Z
2X12	LRU212Z
RAFTER END HANGER TO WOOD BEAM - SLOPED AND SKEWED	
2X6	LSU26
2X8	LSSU28
2X10	LSSU210
2X12	LSSU210

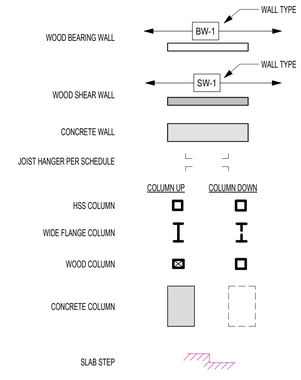
NOTES:
1. JOIST HANGER NAILING SHALL BE IN ACCORDANCE WITH SIMPSONS REQUIREMENTS. WHERE A MINIMUM AND MAXIMUM NAILING PATTERN ARE GIVEN, THE MAXIMUM SHALL BE USED.
2. INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
3. SIMPSON ZMAX FINISH REQUIRED FOR EXTERIOR APPLICATIONS.

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASD	ALLOWABLE STRESS DESIGN
AWS	AMERICAN WELDING SOCIETY
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BRG	BEARING
CIP	CAST-IN-PLACE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D&E	DRILL AND EPOXY
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWLS	DOWELS
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
EF	EACH FACE
EW	EACH WAY
(F)	FUTURE
FND	FOUNDATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
IN	INCH
K	KIP
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LRFD	LOAD RESISTANCE FACTOR DESIGN
LWC	LIGHT WEIGHT CONCRETE
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
(N)	NEW
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OWJ	OPEN WEB JOIST
UNO	UNLESS NOTED OTHERWISE
PL	PLATE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
SIM	SIMILAR
SOG	SLAB-ON-GRADE
STL	STEEL
SW	SHEARWALL
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WWF	WELDED WIRE FABRIC

DRAWING LIST	
SHEET NUMBER	DRAWING NAME
S0.0	GENERAL NOTES
S0.1	GENERAL NOTES
S1.0	FRAMING PLAN
S1.1	FOUNDATION AND ROOF FRAMINGPLAN
S2.0	CONCRETE DETAILS I
S3.0	WOOD DETAILS I

LEGEND



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SOLSTICE DESIGN BUILD

Reviewed for Code Compliance

09/25/2023

MILNER MICROHOUSING

LOT 15 AND LOT 16, MAIN ST, STEAMBOAT SPRINGS, CO

COLORADO LICENSED
R. W. HAZELWOOD
08/20/2023
62108
PROFESSIONAL ENGINEER

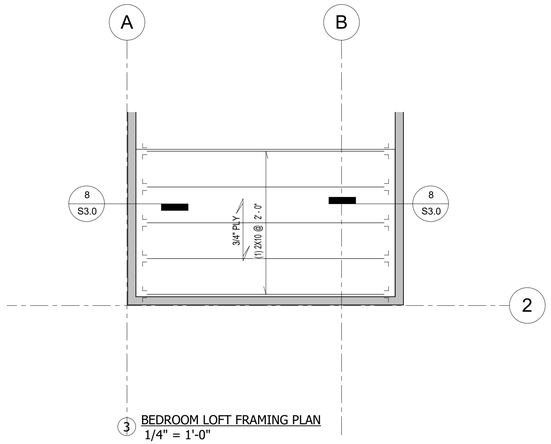
STATUS

MARK	DATE	DESCRIPTION
	5/12/2023	PERMIT

PROJECT NUMBER	23-047
DATE	5/5/2023
DRAWN BY	RRH
APPROVED BY	RRH

GENERAL NOTES

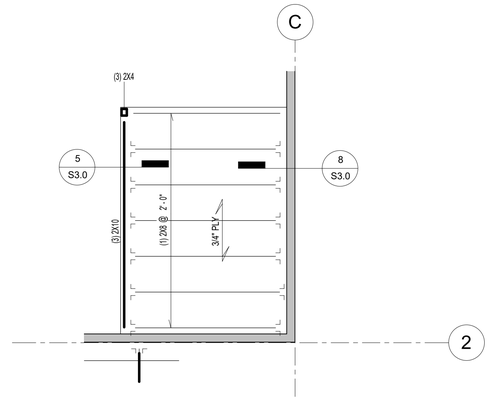
S0.1



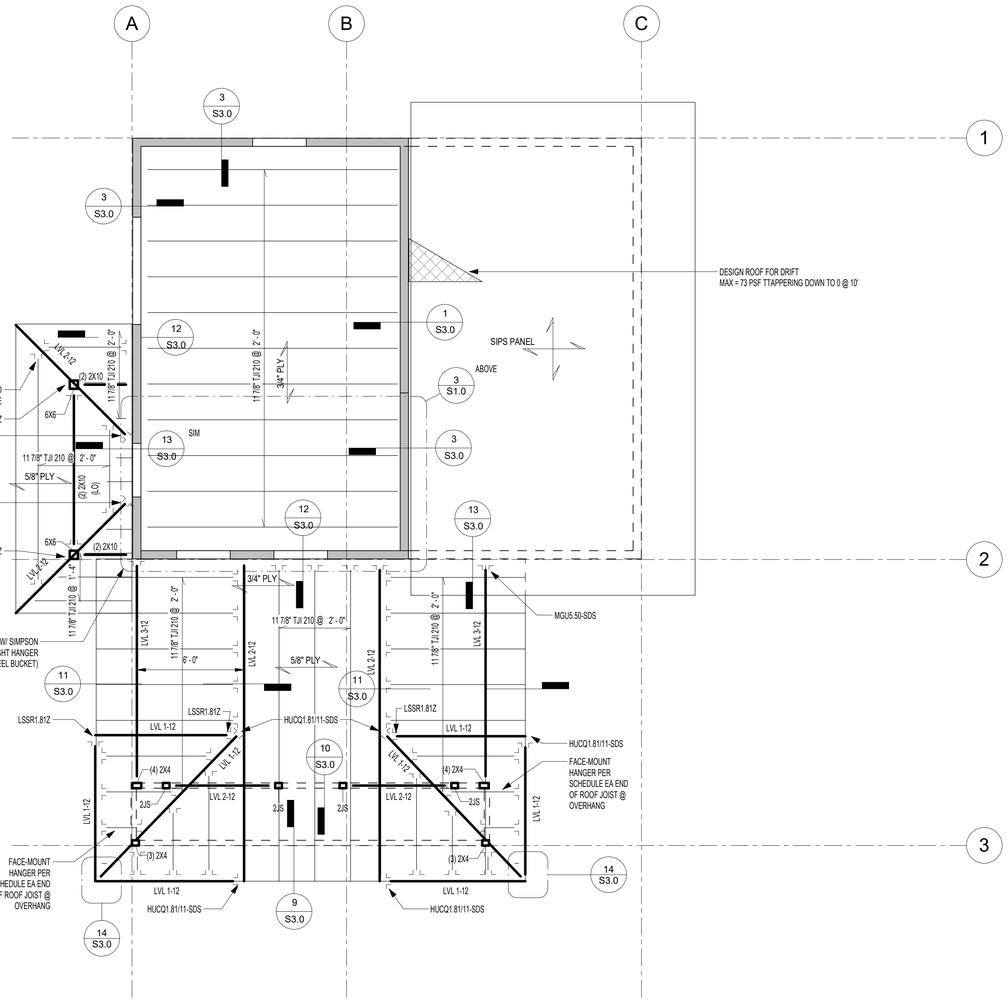
3 BEDROOM LOFT FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES:

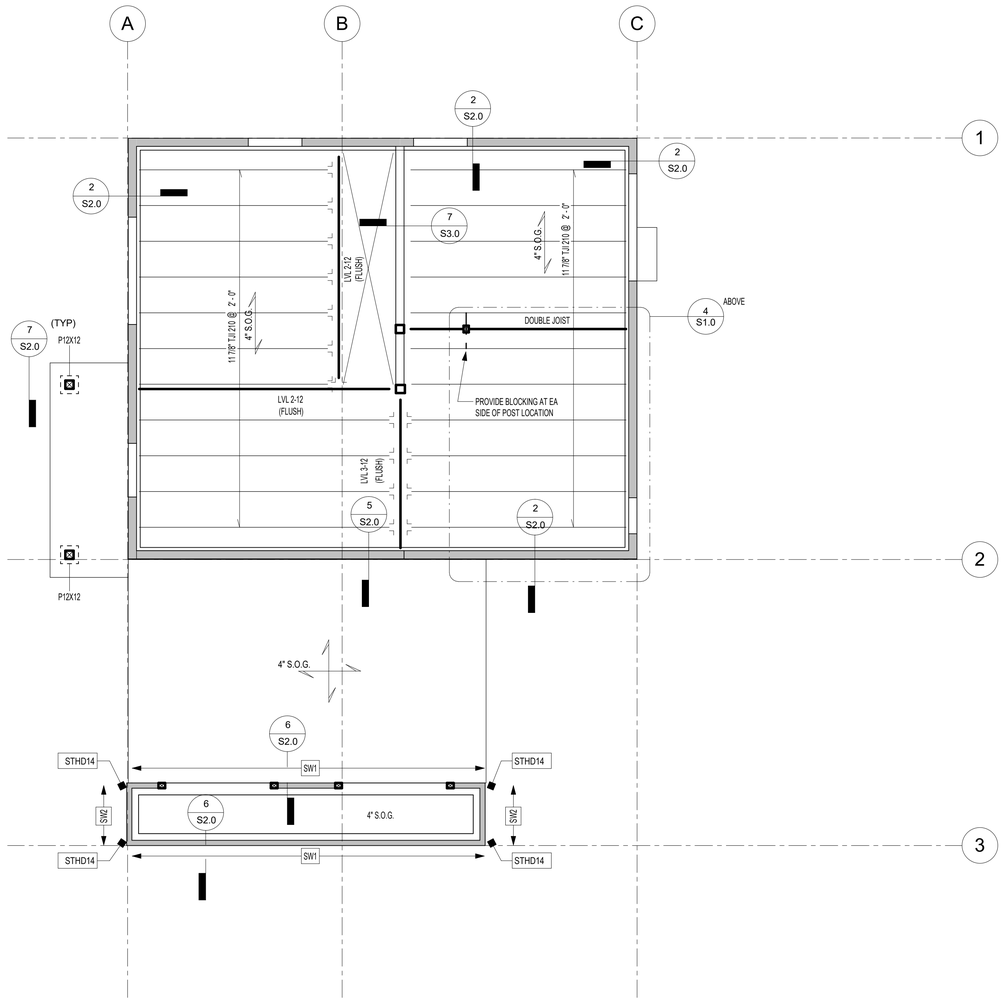
1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. FLOOR SHEATHING TO BE 3/4" T&G 48/24 APA RATED SHEATHING. NAIL PANEL EDGES W/ 10d COMMON @ 6" EDGE/12" FIELD
6. PROVIDE H CLIPS AT ALL UNSUPPORTED PANEL EDGES
7. PROVIDE 1/8" GAP BETWEEN PANELS AT INSTALLATION.
8. USE (16) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR SHEAR WALLS. PROVIDE 4'-0" MINIMUM SPLICE.
9. 1-1/4" TIMBERSTRAND RIM JOIST AROUND PERIMETER.
10. SILL PLATE TO BE NAILED TO RIM JOIST W/ 16d @ 4" O.C.
11. WOOD FLOOR BEAMS SHALL BE SUPPORTED WITH THE FOLLOWING MINIMUM POST SIZES UNO: 2x BEAM=(2) 2x4 POST OR (2) 2x6 POST, TRIPLE 2x BEAM=(3) 2x4 POST OR (3) 2x6 POST, TRIPLE LVL BEAMS=(4) 2x4 POST OR (4) 2x6 POST. GIRDER TRUSSES = (3)2x6 POST OR (4)2x4 POST. ALL POSTS SHALL BE CONNECTED TO BEAMS WITH POST CAPS SUCH AS SIMPSON LPCZ OR BCS. POST DEPTH SHALL MATCH STUD WALL DEPTH.
12. ALL BEAMS SHOWN ON PLAN ARE TO BE FLUSH WITH FLOOR FRAMING EXCEPT HEADERS OVER DOORS AND WINDOWS UNO.
13. ONLY MAJOR OPENINGS ARE SHOWN ON STRUCTURAL PLANS. REFER TO ARCH AND MEP PLANS FOR OTHER OPENINGS. LOCATIONS SHOWN ON STRUCTURAL PLANS SHALL BE VERIFIED WITH ARCH DRAWINGS.
14. 5 x 12 GLULAM - INDICATES THE SIZE AND DEPTH OF GLULAM BEAM (FOR INSTANCE 5 x 12 GLULAM INDICATES 5 1/8" X 12" GLULAM BEAM). ALL GLULAM BEAM WIDTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 3=3 1/8" ACTUAL WIDTH, 5=5 1/8" ACTUAL WIDTH, 7=6 3/4" ACTUAL DEPTH.
15. LVL3-12 - INDICATES THE NUMBER AND DEPTH OF LVL BEAM (FOR INSTANCE LVL3-12 INDICATES 3-PLY 1 3/4" X 11 7/8"). ALL LVL PLYS SHALL BE 1 3/4" THICK. LVL DEPTH SHALL BE AS NOTED IN CALLOUT EXCEPT: 6=5 1/2" ACTUAL DEPTH, 8=7 1/4" ACTUAL DEPTH, 10=9 1/2" ACTUAL DEPTH, 12=11 7/8" ACTUAL DEPTH.
16. 5X5 PSL - INDICATES THE WIDTH AND DEPTH OF PARALLEL STRAND (PSL) POST (FOR INSTANCE 5X5 PSL INDICATES 5 1/4" X 5 1/4" PSL POST).
17. WOOD BEARING WALLS TO BE 2x4 @ 16" O.C. UNO.



4 STORAGE LOFT FRAMING PLAN
1/4" = 1'-0"



2 UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"



1 LEVEL 1 FRAMING PLAN
1/4" = 1'-0"

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LOT 15 AND LOT 16, MAIN ST., STEAMBOAT SPRINGS, CO

COLORADO LICENSED
RYAN HAZELWOOD
08/20/2023
62108
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FRAMING PLAN

S1.0

FOUNDATION WALL SCHEDULE

NAME	MAX HEIGHT	WALL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING	COMMENTS
FW3	3' - 0"	8"	#4 @ 18" O.C.	#4 @ 18" O.C.	

WALL FOOTING SCHEDULE

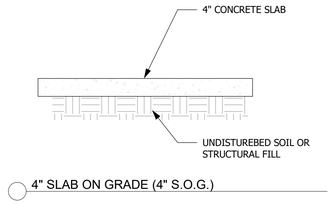
TYPE	WIDTH (FW)	THICKNESS (FT)	LONG REINFORCEMENT (LR)	SHORT REINFORCEMENT (SR)	COMMENTS
W1.8	1' - 8"	0' - 10"	(2) #4	#4 @ 18" O.C.	

SPOT FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT OPTIONS		REINFORCEMENT LOCATION	COMMENTS
	THICKNESS	LENGTH	WIDTH	#4 EW	#5 EW		
SF2.0	10"	2' - 0"	2' - 0"	(3) #4	(3) #5	BOT	

PLAN NOTES:

1. SEE S0 SERIES FOR GENERAL NOTES.
2. SEE S2 SERIES FOR TYPICAL CONCRETE DETAILS.
3. SEE S3 SERIES FOR TYPICAL WOOD DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
5. SF2.0 - INDICATES SPREAD FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
6. W2.0 - INDICATES STRIP FOOTING TYPE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
7. S-12 - INDICATES SONOTUBE FOOTING SIZE. SEE SCHEDULE FOR SIZE AND REINFORCING. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
8. BF20 - INDICATES "BIG FOOT" FOOTING SIZE. SEE "POST ON BIG FOOT" DETAIL IF APPLICABLE. ALL FOOTINGS EXPOSED TO FREEZE/THAW SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE OR MORE DEPENDING ON LOCAL JURISDICTION
9. AB32 - INDICATES ANCHOR BOLT SPACING. SEE SHEAR WALL SCHEDULE FOR ALTERNATIVE 5/8" SPACING. ANCHORS BOLTS TO BE 1/2" AND SPACED AT 32" O.C. UNO. AB24= 24" O.C. SPACING. AB16=16" O.C. SPACING
10. FW8 - INDICATES FOUNDATION WALL TYPE. SEE FOUNDATION WALL SCHEDULE. MAX HEIGHT GIVEN IS FLOOR TO FLOOR HEIGHT.



4" SLAB ON GRADE (4" S.O.G.)

2 FOUNDATION PLAN
1/4" = 1'-0"

1 ROOF FRAMING PLAN
1/4" = 1'-0"

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MILNER MICROHOUSING

LOT 15 AND LOT 16, MAIN ST, STEAMBOAT SPRINGS, CO

COLORADO LICENSED
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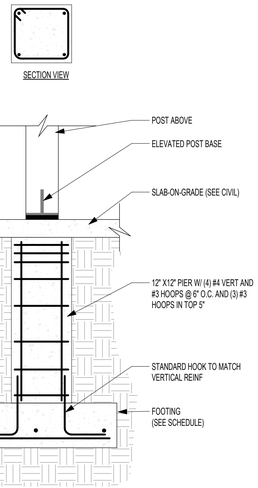
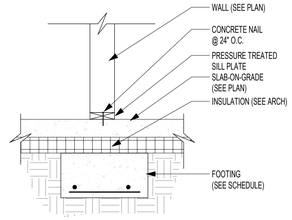
FOUNDATION AND ROOF FRAMINGPLAN

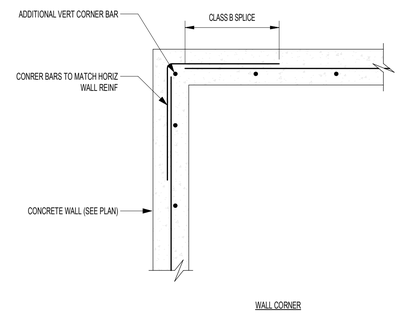
S1.1

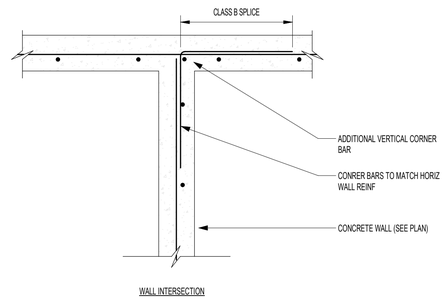


7 PIER ON SPOT FOOTING

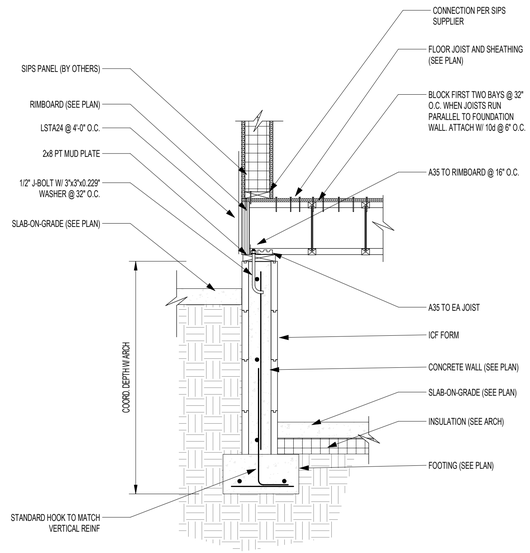


4 INTERIOR STRIP FOOTING

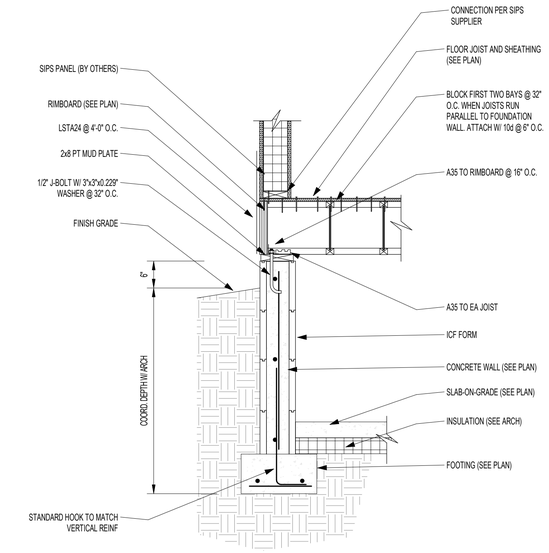




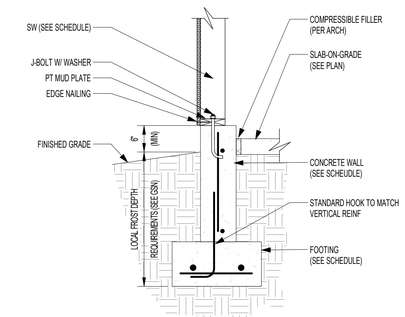
1 TYPICAL FOUNDATION INTERSECTION



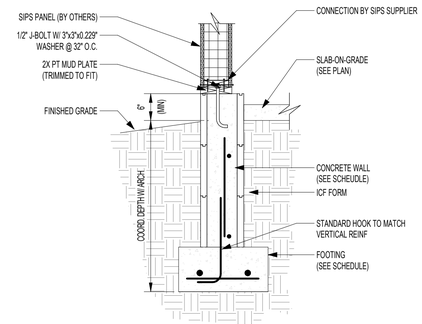
5 FOUNDATION SECTION AT GARAGE STEP



2 FOUNDATION WALL SECTION



6 GARAGE FOUNDATION WALL



3 FOUNDATION SECTION AT GARAGE

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MILNER MICROHOUSING

LOT 15 AND LOT 16, MAIN ST, STEAMBOAT SPRINGS, CO

COLORADO LICENSED
RYAN WAYNE WOOD
10/20/2023
62108
PROFESSIONAL ENGINEER

STATUS

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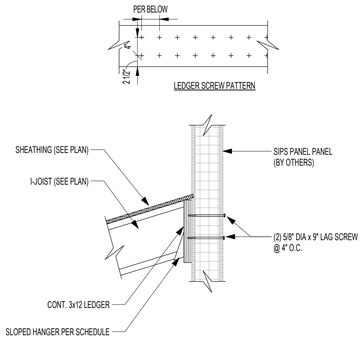
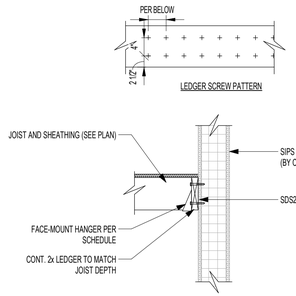
APPROVED BY	Approver

CONCRETE DETAILS I

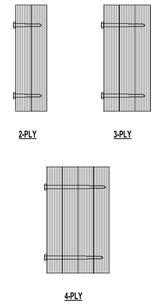
S2.0



12 I-JOIST LEDGER TO SIPS PANEL

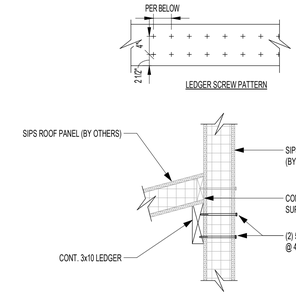


8 FLOOR LEDGER DETAIL

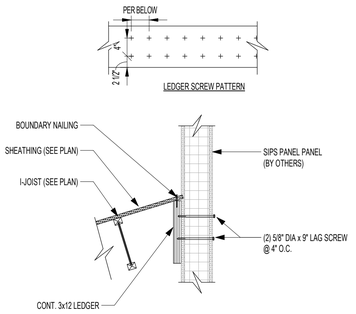


NOTES:
1. SCREWS TO BE SDW22 @ 16" O.C.
2. SCREW LENGTH AS FOLLOWS
   - 2 PLY = 3 3/8"
   - 3 PLY = 5"
   - 4 PLY = 6 3/4"
3. NUMBER OF FASENTING ROWS AS FOLLOWS
   - 9 1/2" = 2 ROWS
   - 11 7/8" = 3 ROWS
   - 14" = 3 ROWS
   - 16" AND GREATER = 4 ROWS

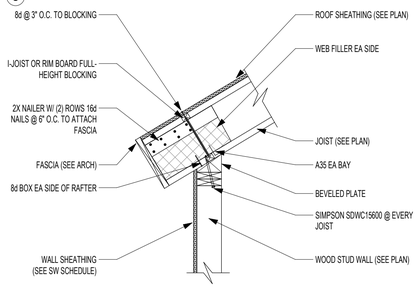
4 TYPICAL LVL ATTACHMENT



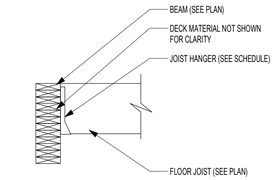
1 ROOF LEDGER - PARALLEL



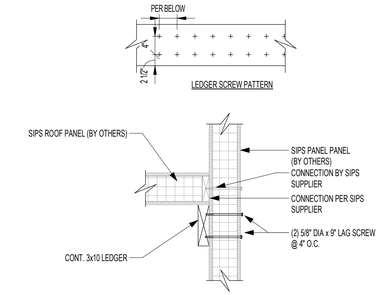
13 LEDGER TO SIPS PANEL



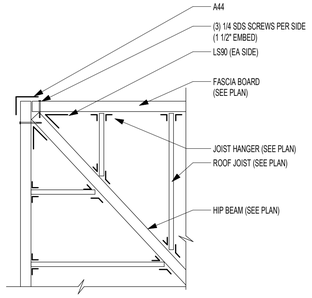
9 TYPICAL I JOIST RAFTER



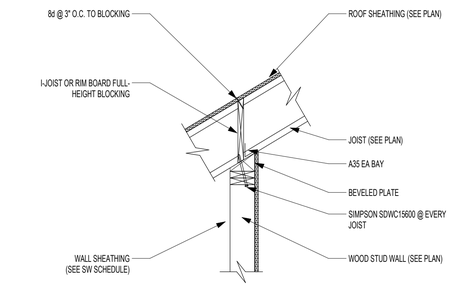
5 TYPICAL BEAM ATTACHMENT



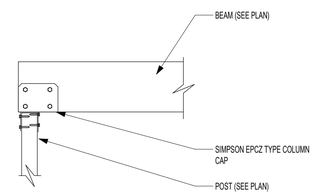
2 ROOF LEDGER DETAIL



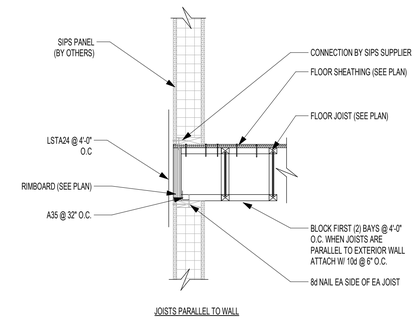
14 STRUCTURAL FASCIA CONNECTION



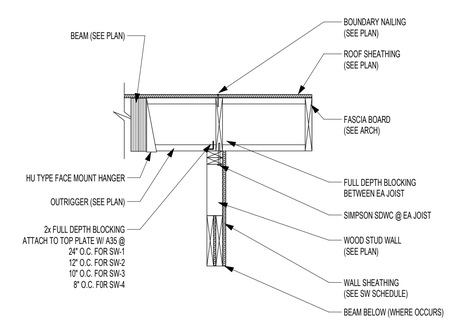
10 TYPICAL I JOIST RAFTER



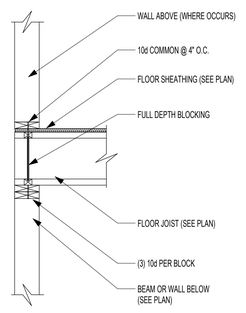
6 WOOD BEAM TO WOOD COLUMN



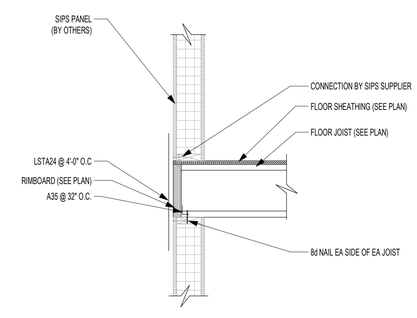
JOISTS PARALLEL TO WALL



11 OUTRIGGER DETAIL



7 INTERIOR BEARING WALL



JOISTS PERPENDICULAR TO WALL

3 FLOOR CONNECTION

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WOOD DETAILS I

S3.0